



5, Kilbride Road,  
Lamlash,  
Isle of Arran,  
KA27 8LJ



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

**3 Bed  
Bungalow  
located in Lamlash**



\*\*\*\*Priced well below the Home Valuation\*\*\*\*

5 Kilbride Road is an attractive modern linked bungalow in the desirable location of Margnaeglish in Lamlash, enjoying an elevated location and southerly aspect with views across Lamlash Bay and to the Holy Isle. It is beautifully presented and in walk in condition. The interior enjoys plenty of natural light with a versatile layout, offering space for flexible family living just a short distance away from all the amenities within the village.

The accommodation comprises entrance porch, reception hallway, lounge with dining area, kitchen, three double bedrooms (one of which has ensuite shower room), family bathroom and benefits from excellent storage throughout.

Some of the furniture and contents of 5 Kilbride Road are available by negotiation.

Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, clothes boutique, hairdresser, newsagent and hardware shop. The village has its own 18 hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is also home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school is located a short distance away in Lamlash too, along with the village primary, early years classes and UHI Argyll hub.

#### Entrance porch

7'0" x 4'7"

Large front entrance porch which is ideal space for storing wet weather/outdoor gear boasting a large picture window taking in the views.

From the porch, a glazed door opens in the the hallway.

#### Central hallway

5'6" x 17'2"

Central hallway accessing all the accommodation within. Included a sizeable storage cupboard and separate airing cupboard housing the hot water tank.

#### Lounge / dining area

21'6" x 23'7"

Spacious and bright lounge / dining area with picture patio door and window to the front taking in the impressive views across Lamlash, Holy Isle and Lamlash Bay.

The lounge has an attractive brick fireplace with timber mantle shelf and inset multi-fuel stove. To the rear, a window over looks the gardens and offers a lovely space for a large dining table with access into the kitchen.

#### Breakfasting kitchen

11'10" x 11'5"

The kitchen is to the rear of the bungalow, with a picture window and door out to the gardens. Glazed doors open into the the central hallway and lounge dining area. The bespoke designer fitted kitchen, with ash wall and base units and timber worksurfaces, incorporates the electric cooker, integrated washing machine and dishwasher with a free standing fridge/ freezer.

#### Bedroom 1

11'1" x 12'11"

Accessed from the lounge a step down into the main bedroom to the front of the bungalow with a built in wardrobe and window to the front, taking in the impressive views.

#### Ensuite shower room

11'1" x 6'2"

Generous ensuite shower room to the main bedroom. Fully tiled with a large walk in shower with glazed screen and vanity unit.

#### Bedroom 2

10'6" x 11'7"

To the front of the bungalow with a fitted wardrobe and impressive picture window with the views over Lamlash Bay.

#### Bedroom 3

11'7" x 10'0"

To the rear of the bungalow overlooking the gardens and enjoying excellent storage with a fitted wardrobe.

#### Family bathroom

6'0" x 6'11"

The family bathroom is to the rear of the bungalow, partially tiled and fitted with a white suite with a bath and shower offer.

#### Garden

Small front garden mainly laid to lawn with mature shrubs, front brick wall and driveway up to parking area. To the rear there are two timber sheds and the garden is sloping. It has been terraced creating an elevated secluded lawn area with drying green and patio areas catching the afternoon evening sun for alfresco dining. It is bounded by a stone wall and planted with mature shrubs and are a haven for the local wildlife including visiting red squirrels and song thrushes.

#### Council Tax

The property is rated Band E by North Ayrshire Council - £2575.73 in 2024/25



### Services

The property is connected to mains electricity, water and drainage. Heating is by electric total control storage heating, there are also panel heaters in the bedrooms which are on a lower tariff. For additional heat there is multi fuel stove in lounge/ dining area.

### Floor Plan

Room sizes are approximate. Floor plan is not to scale and is to be used for guidance only.

### Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

### Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)



### 5 Kilbride Road

Approx. 118.9 sq. metres (1279.7 sq. feet)



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

### DIRECTIONS

From Brodick Pier turn left, proceed to Lamblash. At the seafront, turn left along the Clachlands Shore Road and carry on for about 500 metres crossing the small bridge and then left up the Hospital Road. Bear left at the first junction of Margnaeglish Road, proceed to the top of the hill. Turn right into to Kilbride Road after 200 yards approximately turn left in to the cul de sac and No 5 is the house facing you.

### CONTACT

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